



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

May 1, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS: FIRE DISTRICT
FIRE STATION 105 SOIL AND GROUNDWATER
REMEDIATION PROJECT
UNINCORPORATED AREA OF RANCHO DOMINGUEZ
CATEGORICAL EXEMPTION
ESTABLISH CAPITAL PROJECT
AWARD CONSULTANT SERVICES AGREEMENT
APPROVE APPROPRIATION ADJUSTMENT
SPECS. 7161; CAPITAL PROJECT NO. 89038
(SECOND DISTRICT) (4 VOTES)**

SUBJECT

These actions will find the Project is categorically exempt under the California Environmental Quality Act, establish the Capital Project, approve the appropriation adjustment, and award and authorize the Director of Public Works, or her designee, to execute a consultant services agreement with Frey Environmental, Inc., for remediation work, environmental testing, inspection, monitoring, and reporting services for the Fire Station 105 Soil and Groundwater Remediation Project.

JOINT RECOMMENDATION WITH THE FIRE CHIEF THAT YOUR BOARD, ACTING AS THE GOVERNING BODY OF THE CONSOLIDATED FIRE PROTECTION DISTRICT:

1. Find that the Fire Station 105 Soil and Groundwater Remediation Project is categorically exempt under the California Environmental Quality Act for the reasons stated in this letter and in the record of the Project files.

"To Enrich Lives Through Effective And Caring Service"

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Intra-County Correspondence Sent Electronically Only**

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

2. Establish Capital Project No. 89038 for the Fire Station 105 Soil and Groundwater Remediation Project.
3. Approve the \$1,087,000 total Project budget for the Fire Station 105 Soil and Groundwater Remediation Project, Capital Project No. 89038.
4. Approve the appropriation adjustment to transfer \$1,087,000 from the County of Los Angeles Consolidated Fire Protection District's Designation for Capital Projects to Capital Project No. 89038 to fully fund the Project.
5. Approve the Project, award and authorize the Director of Public Works, or her designee, to execute a consultant services agreement with Frey Environmental, Inc., to provide remediation work, environmental testing, inspection, monitoring, and reporting services for the Fire Station 105 Soil and Groundwater Remediation Project for a \$1,004,000 not-to-exceed fee to be funded by Capital Project No. 89038, and to award and execute amendments and supplements related to this agreement within the same authority and limits as delegated to the Director of Public Works by County Code for County capital projects to accept the Project; and release retention.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The recommended actions will find the Fire Station 105 Soil and Groundwater Remediation Project (Project) exempt under the California Environmental Quality Act (CEQA), and allow the Department of Public Works (Public Works) to procure remediation, environmental testing, inspection, monitoring, and reporting services for the Project. Fire Station 105 is located at 18915 South Santa Fe Avenue, Rancho Dominguez, California.

In 1996, Environmental Engineering, Inc. (EEI), under contract with the County of Los Angeles Consolidated Fire Protection District (Fire District), removed two 1,000-gallon diesel and gasoline underground storage tanks (USTs) that were installed at Fire Station 105 in 1973. During the removal of the USTs, it was discovered that fuel had leaked from the tanks into the surrounding soil and groundwater. In the period between 1997 and 2001, EEI installed groundwater monitoring wells (on and offsite) in order to assess the extent of the impacted soil and groundwater, and carried out semi-annual groundwater monitoring and sampling. Reports were provided to the Regional Water Quality Control Board (RWQCB) for review.

In 1997, an oil spill was discovered in Compton Creek, located just northeast of the Project site. The source of the oil was traced back to a leak in a petroleum pipeline operated by GATX Corporation (GATX). The pipeline follows the west side of Santa Fe Avenue. In 1998, the RWQCB issued Cleanup and Abatement Order No. 98-075 to GATX. Remediation of the GATX spill has been ongoing since 1999.

In 2002, the Fire District hired Applied Environmental Engineering (AET) to carry out quarterly groundwater monitoring and sampling at the site. After heavy rains in 2005, AET noted that the levels of hydrocarbons in monitoring wells near the GATX pipeline had increased. Between 2005 and 2007, AET carried out site soil and ground water assessment to determine the source of the increased hydrocarbons. Based on AET's analysis, it appears that the plume created by the GATX spill has migrated into the Project site. Further analysis will be required to make this determination.

In 2008, at the request of the RWQCB, AET prepared, submitted, and modified a work plan for offsite soil and groundwater assessment. In February 2011, the RWQCB requested that AET submit a Feasibility Study/Corrective Action Plan (FS/CAP) for Gasoline and Diesel Impacted Soil and Groundwater and a Work plan for Additional Offsite Soil and Groundwater Assessment. The documents were submitted for approval in July and August 2011, and were approved by the RWQCB in September 2011.

Frey Environmental, Inc. (Frey), was selected by Public Works through a competitive process to implement AET's FS/CAP at Fire Station 105. Frey's scope of work will include a study to assess the extent of the contamination caused by the USTs removed from the Project site and the contamination caused by the GATX pipeline. The results of the study will allow the Fire District to determine its responsibility regarding the overall site remediation, and assist with obtaining site closure. Frey's remediation scope of work will include soil and groundwater vapor extraction, groundwater sampling and monitoring, and the preparation of quarterly and semi-annual reporting to the RWQCB, and annual reports to the Southern California Air Quality Management District and County Sanitation District. Frey will provide all required labor, materials, and equipment needed to complete the remediation work at the Project site. Once soil and groundwater remediation have been completed, Frey will prepare and file a closeout report with the RWQCB on behalf of the Fire District. It is anticipated that it will take five years to complete the Project.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Operational Effectiveness (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and effective public service. The execution

of this environmental consultant services agreement will provide Public Works with access to the necessary expertise and experience needed to complete the Project.

FISCAL IMPACT/FINANCING

The recommended agreement with Frey is for a \$1,004,000 not-to-exceed fee. The estimated total Project cost, including County services, is \$1,087,000. Following your Board's approval of the appropriation adjustment (Attachment B) to transfer \$1,087,000 from the Fire District's Designation for Capital Projects to the Fire District's Accumulated Capital Outlay Fund, sufficient funding will be provided in the Capital Project No. 89038 to fully fund the Project. There is no impact on net County cost.

The Project Schedule and Budget Summary are included in Attachment A.

Operational Budget Impact

There will be no impact to the current operating budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The agreement will contain terms and conditions supporting your Board's ordinances, policies, and programs, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

As required by your Board, language has been incorporated into the Project contract documents stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees that they may be eligible for the Federal Earned Income Credit under the Federal income tax law (Federal Income Tax Law, Internal Revenue Service Notice 1015).

Per your Board's Civic Art Policy adopted on December 7, 2004, and revised on December 15, 2009, the Project is exempt from the Civic Art Fund as it is an underground Project.

ENVIRONMENTAL DOCUMENTATION

The Project is categorically exempt under CEQA. The Project involves the on-site treatment of contaminated soil and groundwater through vapor extraction, monitoring, testing, and reporting is within a class of projects that has been determined not to have a significant effect on the environment in that it meets criteria set forth in Section 15330(b) (4) of the State CEQA Guidelines. In addition, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption inapplicable based on the Project records.

A Notice of Exemption will be filed for the Project with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

CONTRACTING PROCESS

On November 2, 2011, Public Works issued a Request for Proposals (RFP) to 26 firms for environmental testing, inspection, monitoring, and reporting services. On November 22, 2011, 10 firms submitted proposals. An evaluation committee composed of staff from the Chief Executive Office, Fire District, and Public Works evaluated the proposals. The evaluation was based on technical expertise, proposed work plan, experience, personnel qualifications, and understanding of the work requirements. The evaluation was completed without regard to race, creed, color, or gender. Based on the review and evaluation of the proposals, Frey was selected as the most qualified firm to provide the requested services. Frey's fees have been reviewed by Public Works and found to be acceptable for the scope of services being provided.

A standard contract, in the form previously approved as to form by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring displaced County employees will be included in the contract.

As required by your Board on February 3, 1998, the RFP was listed on the Doing Business with Us website.

The contract requires the contractor to pay its employees applicable prevailing wages in accordance with the California Labor Code.

Frey's Community Business Enterprises participation data and three-year contracting history are on file with Public Works.

The Honorable Board of Supervisors
May 1, 2012
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects as a result of authorizing the recommended consultant services agreement.

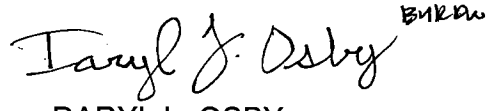
CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; Fire District; and Public Works, Project Management Division II.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer



DARYL L. OSBY
Fire Chief

WTF:DLO:RLR
DJT:SW:CY:cvb

Attachments

c: Executive Office, Board of Supervisors
Auditor-Controller
County Counsel
Public Works

ATTACHMENT A

May 1, 2012

**DEPARTMENT OF PUBLIC WORKS: FIRE DISTRICT
FIRE STATION 105 SOIL AND GROUNDWATER
REMEDiation PROJECT
UNINCORPORATED AREA OF RANCHO DOMINGUEZ
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(SECOND DISTRICT) (4 VOTES)**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Agreement Solicitation	01/11/12*
Remediation	
Start Remediation	06/01/12
Remediation Completion	12/30/16
Site Closure	09/29/17

*Indicates completed activity.

II. PROJECT BUDGET SUMMARY

Budget Category	Project Budget
Land Acquisition	\$ 0
Construction	\$ 0
Programming/Development	\$ 0
Plans and Specifications	\$ 0
Consultant Services	
Environmental Remediation	\$ 913,000
Environmental Additional Services	\$ 91,000
Subtotal	\$ 1,004,000
Miscellaneous Expenditures	\$ 0
Jurisdictional Review/Plan Check/Permit	\$ 0
County Services	
Contract Administration	\$ 14,000
Project Management	\$ 53,000
Secretarial	\$ 6,000
Document Control	\$ 6,000
Project Technical Support	\$ 3,000
Consultant Contract Recovery	\$ 1,000
Subtotal	\$ 83,000
Total	\$ 1,087,000

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPT'S .
NO. 390-20

DEPARTMENT OF FIRE

May 1, 2012

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2011-12
4 - VOTE

SOURCES

Fire Department
DA1-3016
DES for Capital Projects - \$1,087,000
DECREASE DESIGNATION

Fire Department
Fire Station 105 Soil and Groundwater Remediation
J13-CP-96-9919-65033-89038
Operating Transfers In/CP - \$1,087,000
INCREASE REVENUE

USES

Fire Department - Financing Elements Budget Unit
DA1-FR-6100-40100-40109
Other Financing Uses - \$1,087,000
INCREASE APPROPRIATION

Fire Department
Fire Station 105 Soil and Groundwater Remediation
J13-CP-6014-65033-89038
Capital Assets - B&I - \$1,087,000
INCREASE APPROPRIATION

SOURCES TOTAL: \$ 2,174,000

USES TOTAL: \$ 2,174,000

JUSTIFICATION: TO REDUCE THE DESIGNATION FOR CAPITAL PROJECTS TO FUND THE FIRE STATION 105 COMPTON SOIL REMEDIATION PROJECT.

AUTHORIZED SIGNATURE:


LES SEIDMAN, ASSISTANT CHIEF
FINANCIAL MANAGEMENT DIVISION

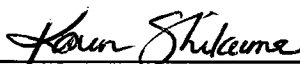
BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR—

☐ ACTION
☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY



B.A. NO.


152

April 16 20 12

☐ APPROVED AS REQUESTED
☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY


APRIL 17 20 12